

General Purpose

Under the Development Charges Act, 1997 municipalities must undertake a study and adopt a by-law if they wish to impose Development Charge fees.

The Municipality of Bluewater has prepared a study and adopted By-law 92-2017 which will be effective for the period August 22, 2017 to August 22, 2022 unless it is repealed by Council at an earlier date.

This pamphlet summarizes the Municipality of Bluewater's policy with respect to development charges.

Area to Which By-law Applies

Subject to section 3.3, this By-law applies to all lands in the Municipality of Bluewater whether or not the land or use hereof is exempt from taxation under s. 13 of the Assessment Act.

The Development Charges By-law is available for inspection in the Finance Department and the Clerk's office, Monday to Friday, 8:30 am to 4:30 pm and on the Municipality's website at <http://www.municipalityofbluewater.ca/Public/Development-Charges-Study>

Contact Us

14 Mill Avenue
Zurich, ON
N0M 2T0

Phone: 519-236-4351
Fax: 519-236-4329
Web: www.municipalityofbluewater.ca

This pamphlet is intended to provide preliminary information only.



Development Charges Brochure

The information contained herein is intended only as a guide. Applicants should review By-law 92-2017, Being a By-law to Establish Development Charges for the Corporation of the Municipality of Bluewater, and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)	Wind Turbines
Municipal Wide Services:						
Services Related to a Highway	838	617	401	666	0.48	838
Outdoor Recreation Services	672	494	322	533	0.09	-
Administration	387	285	185	307	0.25	387
Waste Diversion	21	15	10	17	0.01	-
Total Municipal Wide Services	1,918	1,411	918	1,523	0.83	1,225
Urban Services						
Wastewater						
Bayfield	7,320	5,398	3,510	5,811	1.26	-
Hensall	3,034	2,237	1,455	2,409	0.16	-
Zurich	6,481	4,779	3,108	5,145	0.00	-
Water						
Hensall	2,495	1,840	1,196	1,981	0.13	-
GRAND TOTAL RURAL AREA	1,918	1,411	918	1,523	0.83	1,225
GRAND TOTAL BAYFIELD AREA	9,238	6,809	4,428	7,334	2.09	1,225
GRAND TOTAL HENSALL AREA	7,447	5,488	3,569	5,913	1.12	1,225
GRAND TOTAL ZURICH AREA	8,399	6,190	4,026	6,668	0.83	1,225

Services Covered

The categories of services for which Development Charges are imposed are as follows:

- (a) Services related to a Highway;
- (b) Outdoor Recreation Services;
- (c) Administration;
- (d) Waste Diversion;
- (e) Wastewater Services; and
- (f) Water Services

Development Charges Exemptions

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- a) lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act; and
- b) the development of non-residential farm buildings constructed for bona fide farm uses, being that which operates with a valid Farm Business Registration Number and is assessed in the Farmland Realty Tax Class.

Refer to By-law 92-2017 for a full list of development charge exemptions.